



29 Albany Street, Edinburgh, EHI

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## For Sale – Full Townhouse Opportunity

### The Opportunity

- Substantial Georgian Townhouse with a significant extension to the ground floor
- Situated in Edinburgh's sought-after New Town
- 4,940 sq ft arranged over four floors
- Development opportunity to maintain as offices or convert to residential/serviced apartments (subject to planning)
- Grade A listed building dating back from early 19th century
- The property currently benefits from Class Use 4 (Business) offices but may be suitable for alternative use

### The Proposal

Offers are invited for the Heritable Interest (Scottish equivalent of English Freehold)



### Location

Albany Street is a prominent street located in the New Town area of Edinburgh, Scotland. It runs in a north-south direction and is known for its elegant Georgian architecture. The street is lined with beautiful townhouses, many of which have been converted into offices, apartments, and guesthouses.

Albany Street is within walking distance of Edinburgh's city centre and is close to attractions such as the Edinburgh Playhouse theatre, Calton Hill, and the Royal Botanic Garden Edinburgh. It's a bustling area with a mix of residential, commercial, and cultural amenities.

It is easily accessible via car, foot, bike and benefits from Edinburgh's mature public transport network providing access from buses, trams via the York Place stop (3 mins walk) and trains from Waverley Station (10 mins walk).

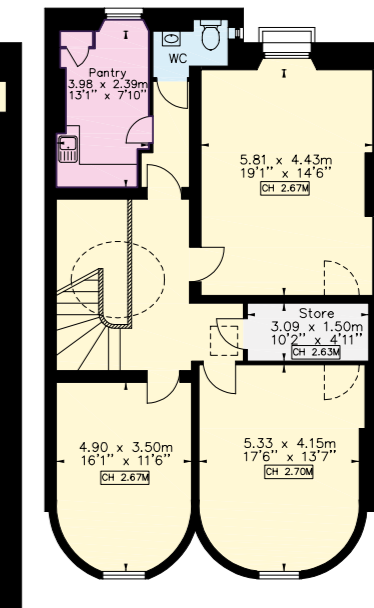
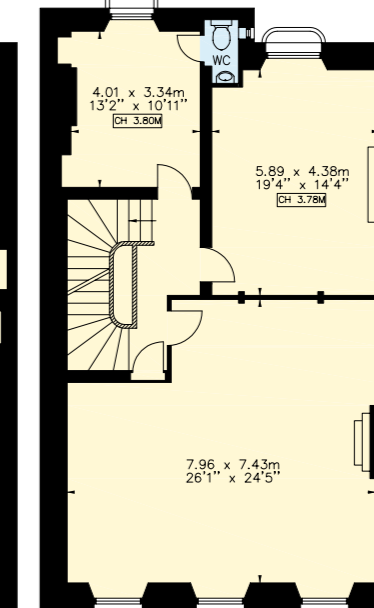
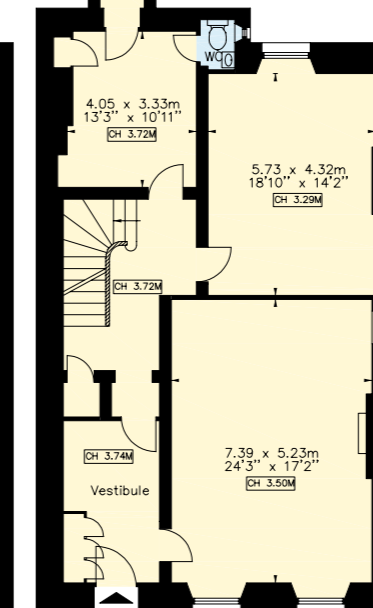
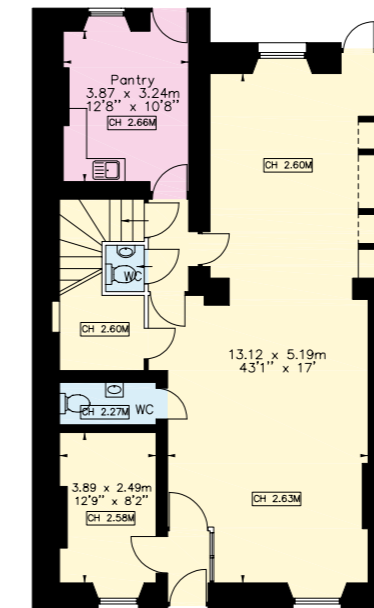
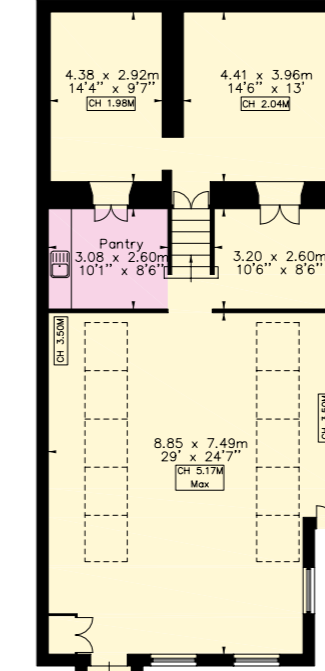






## Floor plans

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Basement

Ground Floor

First Floor

Second Floor

## Accommodation Schedule

Demise	Measured on GIA basis		Measured on NIA basis	
	Sq m	Sq ft	Sq m	Sq ft
Basement	114.08	1,228	94.11	1,013
Ground Floor	193.42	2,564	193.42	2,082
First Floor	114.45	1,232	94.01	1,012
Second Floor	107.39	1,156	77.39	833
<b>Total</b>	<b>574.12</b>	<b>6,180</b>	<b>458.93</b>	<b>4,940</b>

## Description

The property comprises basement, ground, first and second floors with a sizeable rear extension on the ground floor.

The whole building is available with vacant possession. It has been previously used as an office and is fitted out in this style. There is development potential to refurbish the property back to a residential townhouse subject to the planning.

The building is category A listed and dates back to the early 19th century.

Ornate cornices throughout the property.

Natural light throughout the centre of the building from the circular Georgian skylight.

The offices benefit from carpet tiles, a mixture of LED and LG5 lighting, perimeter trunking, heating and large windows on all levels providing excellent natural light.

## Rateable Value

The Rateable Value for the property is currently £45,600. All parties should make their own enquiries to the joint valuation board.

## EPC

EPC Rating B.

## Viewing

Viewings can be arranged via the selling agents.

## VAT

The property is not elected for VAT.

## Entry

Immediate entry is available upon completion of missives.

## Legal Costs

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable

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## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

# Contacts



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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